

ADDITION & ALTERATIONS TO: ROHNER'S HOME FURNISHINGS, INC. 807 OREGON STREET OSHKOSH, WI 54901

THIS SUBMITTAL ADDS AN EXISTING BUILDING
TO ROHNER'S MASTER PLAN E-087506

SHEET INDEX

- A-1 TITLE, SHEET INDEX, GENERAL NOTES, & SITE PLAN
A-2 PARTIAL FIRST FLOOR PLAN, ELEVATIONS, & NOTES

GENERAL NOTES

ALL CONTRACTOR'S SHALL VERIFY ALL DIMENSIONS, CLEARANCES, ETC. IF QUESTIONS OR CONFLICTING INFORMATION ARISE PLEASE CONTACT ARCHITECT IMMEDIATELY.

CONTRACTORS SHALL TAKE CARE NOT TO DAMAGE WALKS, BUILDINGS, CURBING, BLACKTOP, ETC., ADJACENT TO OR ON THE SITE AND SHALL BE RESPONSIBLE FOR PORTIONS DAMAGED DURING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE.

PROVIDE ADEQUATE VISQUEEN BARRIERS FOR ISOLATION OF CONSTRUCTION AREA FROM ADJACENT FINISHED AREAS.

ALL WORK TO CONFORM TO WISCONSIN ADMINISTRATION CODE, A.I.A. GENERAL CONDITIONS A-201, AND ALL PREVAILING LOCAL CODES.

PATCH EXISTING FLOOR, WALLS AND CEILING, DUE TO REMOVAL OF WALLS, DUCTS, CONDUIT, ETC., MATCH SURROUNDING MATERIAL AND ELEVATION.

GENERAL CONTRACTOR AND ALL CONTRACTORS SHALL PROVIDE ADEQUATE BRACING, SHORING AND PRECAUTION DURING ALL DEMOLITION PROCEDURES.

REMOVE ALL INTERIOR PARTITIONS, FLOOR TO UNDERSIDE OF ROOF AS SHOWN. GENERAL CONTRACTOR SHALL FIELD CHECK, VERIFY AND BECOME FAMILIAR WITH ALL POTENTIAL RESULTANT REACTIONS FROM THE REMOVAL OF WALLS, ETC., PRIOR TO THE REMOVAL OF DEMOLITION OF SAME.

THIS PLAN MAY NOT BE ALL INCLUSIVE CONCERNING DEMOLISHED ITEMS, ALL ITEMS CONNECTED TO THOSE SHOWN REMOVED SHALL ALSO BE REMOVED. REMOVAL OF ALL MECHANICAL, PLUMBING, ELECTRICAL, ETC. BY APPROPRIATE TRADE.

HANDICAP TOILET ROOM NOTES

TABLE 12.04-B

Component	Door Location	Minimum Clear Width	Minimum Clear Height	Minimum Clear Depth
1. 12' x 12'	Front entrance	32"	80"	54"
2. 12' x 12'	Front entrance	32"	80"	54"
3. 12' x 12'	Front entrance	32"	80"	54"
4. 12' x 12'	Front entrance	32"	80"	54"
5. 12' x 12'	Front entrance	32"	80"	54"

1. See Figure 12.04-B for additional rules regarding door and window dimensions.

2. The 6" x 8" dimension is preferred for use by the physically disabled.

3. When specified, the 12' x 12' dimension is preferred for use by the physically disabled.

4. (a) Grab bars: 1. Grab bar loads. Each grab bar shall be designed and anchored to support a weight of at least 250 pounds, applied at the bar.

2. Diameter. The grab bar shall have a smooth finish, with an approximately outside diameter between one inch to 1 1/2 inches, and with 1/8 inch clearance between rail and wall.

3. Height. Grab bars shall be installed 33 inches to 36 inches above the floor and parallel to the floor.

4. Location. a. Grab bars shall be located as specified in Table 12.04-B.

b. In single fixture toilet rooms containing one water closet and one lavatory, one grab bar shall be located on the wall adjacent to the water closet and one behind the water closet.

(c) Water closets. The seat height of the water closets shall be 17 inches to 19 inches above the floor measured from the floor to the top of the seat.

(d) Urinals. Wall-hung urinals shall have an elongated rim and shall be mounted not more than 17 inches above the floor.

(e) Lavatories. At least one lavatory, mounted at a height which allows 28 inches clear space at the bottom of the apron and a maximum rim height of 34 inches, shall be provided.

5. It is recommended that water supply materials be single-bore plastic and that no paint be applied to the materials.

(f) Mirror and towel dispenser. At least one mirror and towel dispenser or hand dryer, when provided, shall be mounted not more than 48 inches above the floor.

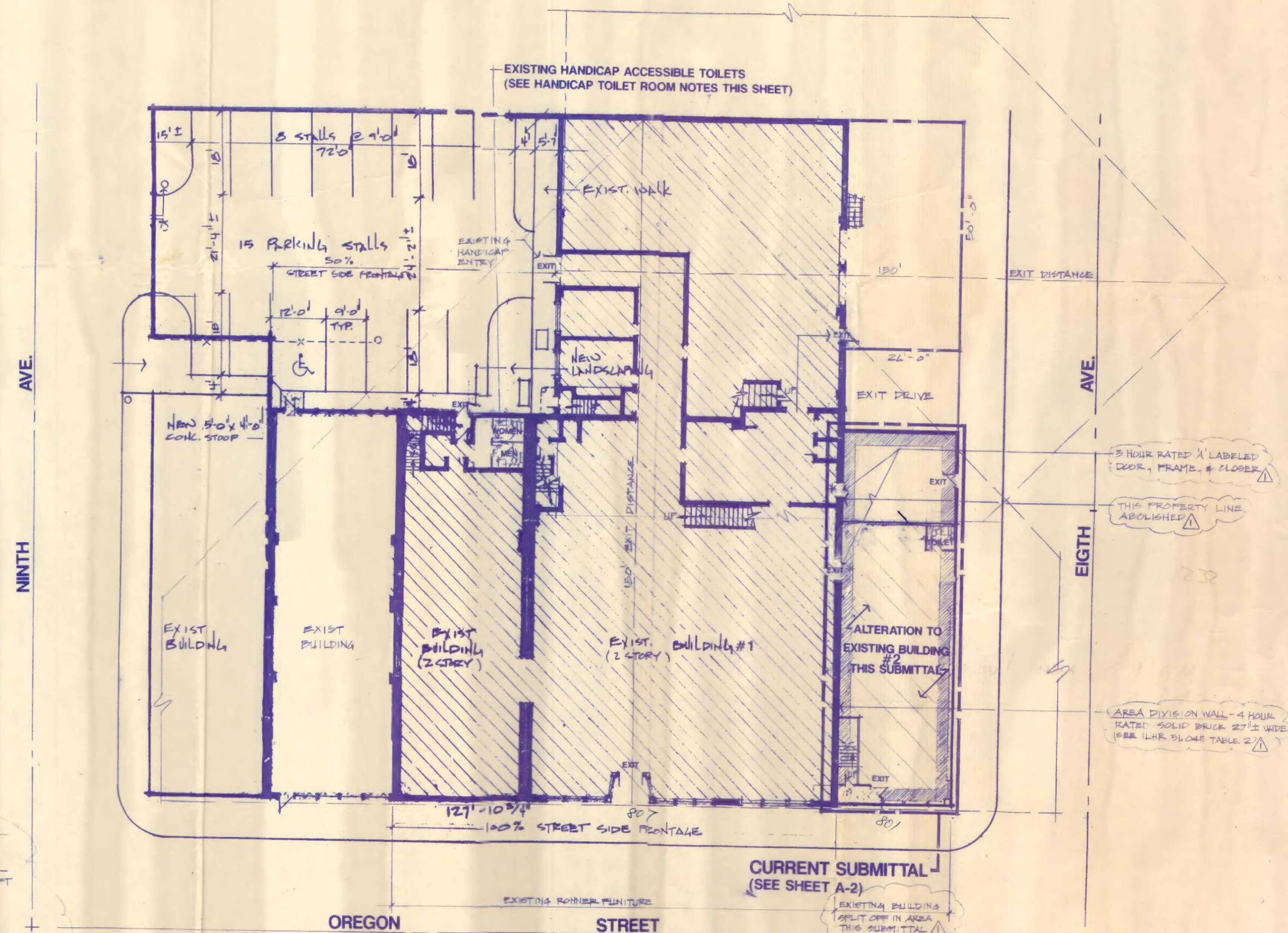
6. Notes: The dimensions will accept toilet rooms, individual toilet compartments and grab bars as illustrated in the Appendix.

Source: Appendix 12B, 12C, 12D.

BUILDING STATISTICS

EXISTING BUILDING #1 SQUARE FOOTAGE - 50	
FIRST FLOOR	14,114.92 SQ. FT.
SECOND FLOOR	11,814.64
MEZZANINE LEVEL	1,446.0
BASEMENT	1,364.0
TOTAL AREA	28,740.00 SQ. FT.

THIS SUBMITTAL (BUILDING #1 & BUILDING #2 ARE SPLIT)	
ADJACENT EXISTING BUILDING #2 SQUARE FOOTAGE - 50 2 SIDES	
FIRST FLOOR	2,137.00 SQ. FT.
SECOND FLOOR	1,242.16
TOTAL AREA	3,379.16
ILNR TABLE 54.01-1	18,000 SQ. FT.
ALLOWABLE SQUARE FOOTAGE	

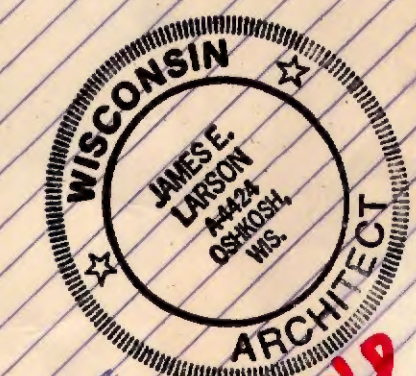


MASTER SITE PLAN

1/16"=1'-0" NORTH

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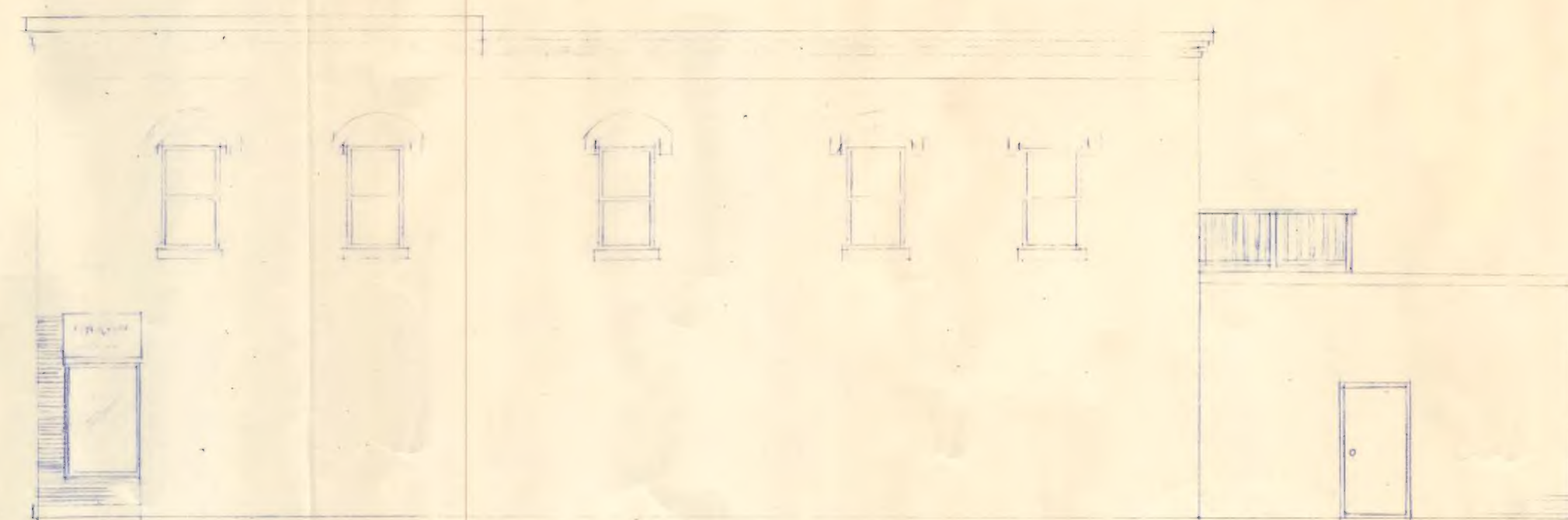
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STATE APPROVED
REV'D 7-24-93

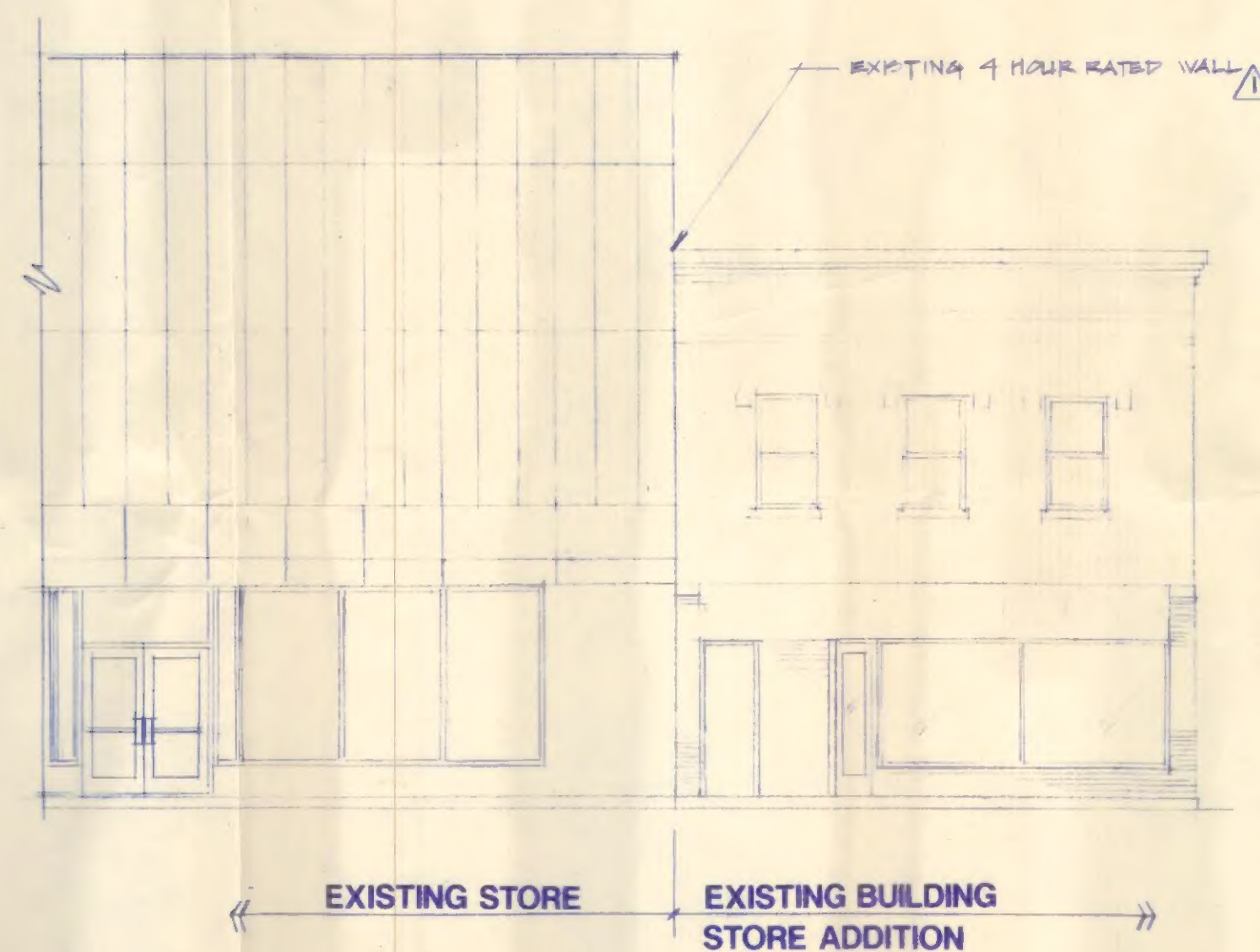
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A-1



NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

AMERICANS WITH DISABILITIES ACT: GENERAL PLAN NOTES

In accordance with the Americans with Disabilities Act recommendations, the following shall be incorporated into this plan:

All doors shall be a minimum width of 3'0".

All service counters, if provided, shall have an accessible portion for wheelchair users, lowered and/or extended with open space underneath.

All hardware shall be of lever handle type.

Door closures supplied shall control the push/pull force in accordance with the ADA requirements.

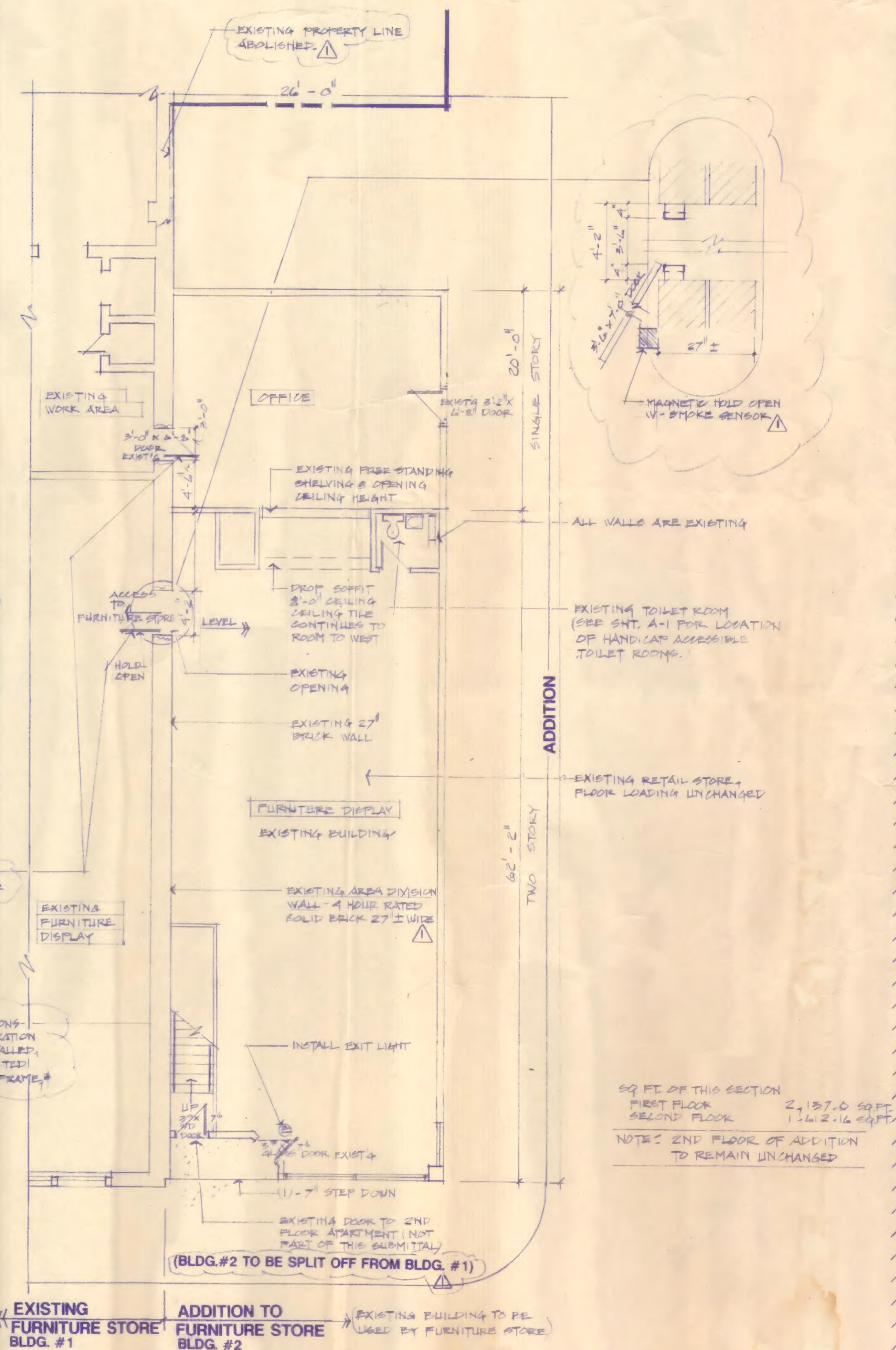
Parking stalls shall be a minimum of 14 ft. wide and marked with a handicap insignia and cross-hatched walkway of 4 ft. wide on one side. (VERIFY SIZE)

Wherever possible leave a minimum of 18 inches on the handle side of all doorways to nearest wall.

Window hardware, if applicable, for casement windows shall fully open by usage of the lower latch system. Both latches shall be controlled from bottom latch and two separate movements will not be accepted.

All other handicap and accessible requirements from the State of Wisconsin Building Code remain applicable and will not be influenced by the above ADA requirements.

MINIMUM INTERIOR FINISH REQUIREMENTS					
Required Exit Enclosures		Exit Access		Rooms or Enclosed Spaces	
Walls & Ceilings	Floor	Walls & Ceilings	Floor	Walls & Ceilings	Floor
A	II	A or B	II	A, B or C	DOC FF-1 ¹
Class A Interior Finish - Flame Spread 0-25 Smoke Developed 0-450					
Class B Interior Finish - Flame Spread 26-75 Smoke Developed 0-450					
Class C Interior Finish - Flame Spread 76-200 Smoke Developed 0-450					
Class I Interior Floor Finish - Critical Radiant Flux - .43 watts/cm ²					
Class II Interior Floor Finish - Critical Radiant Flux - .22 watts/cm ²					



PARTIAL FIRST FLOOR

1/8"=1'-0"



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